



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2639
www.raleighnc.gov

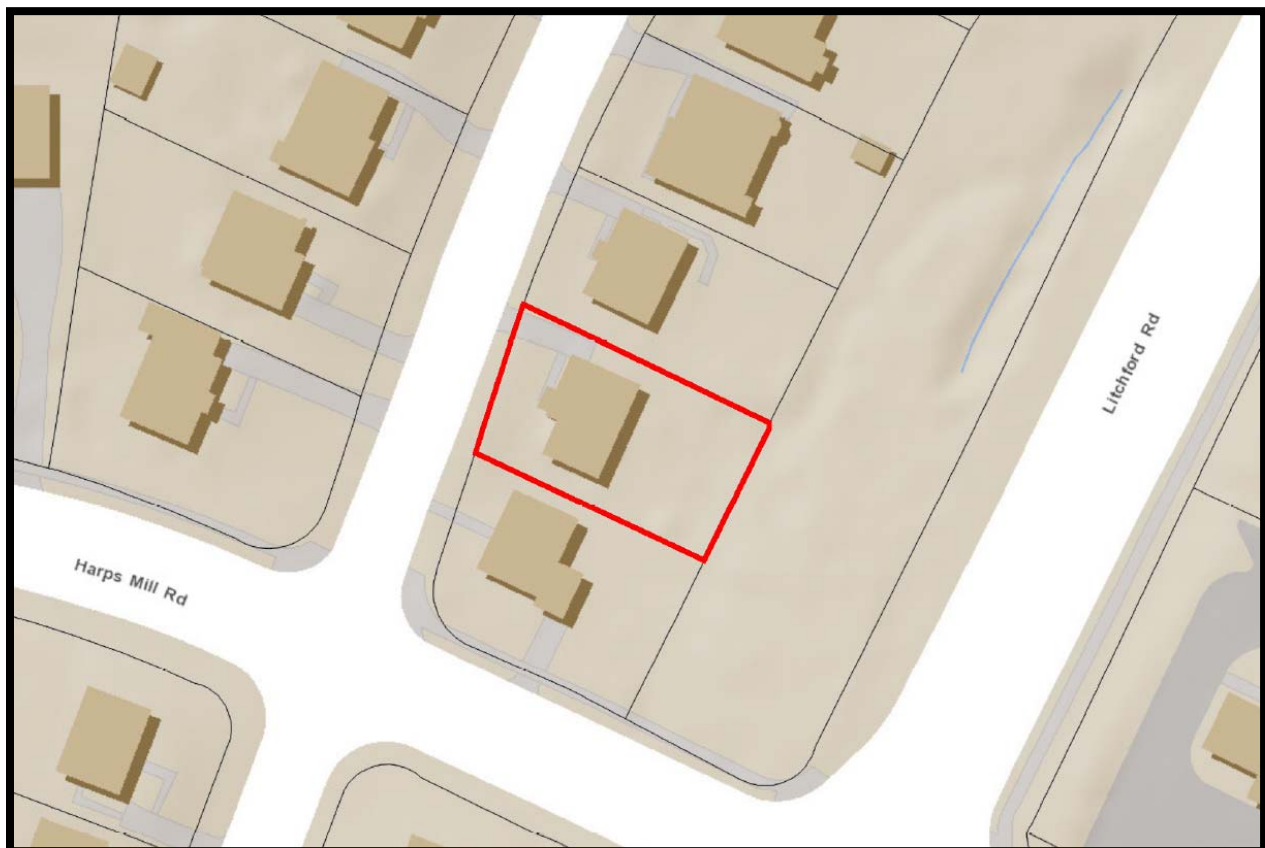
Case File: A-98-17

Property Address: 8304 Bellingham Circle

Property Owner: Veronica Kemeny-Weinstock

Project Contact: Veronica Kemeny-Weinstock

Nature of Case: Request for a Special Use Permit to operate a live-work business for licensed clinical social work pursuant to Sections 6.7.3.E. and 10.2.9. of the Unified Development Ordinance on a .30 acre property zoned Residential-6 and located at 8304 Bellingham Circle.



8304 Bellingham Circle – Location Map

**ADDITIONAL
NOTES:**

Applicant has provided an addendum to their application noting compliance with the requirements for Live-Work per Section 6.7.3.E. of the Unified Development Ordinance..

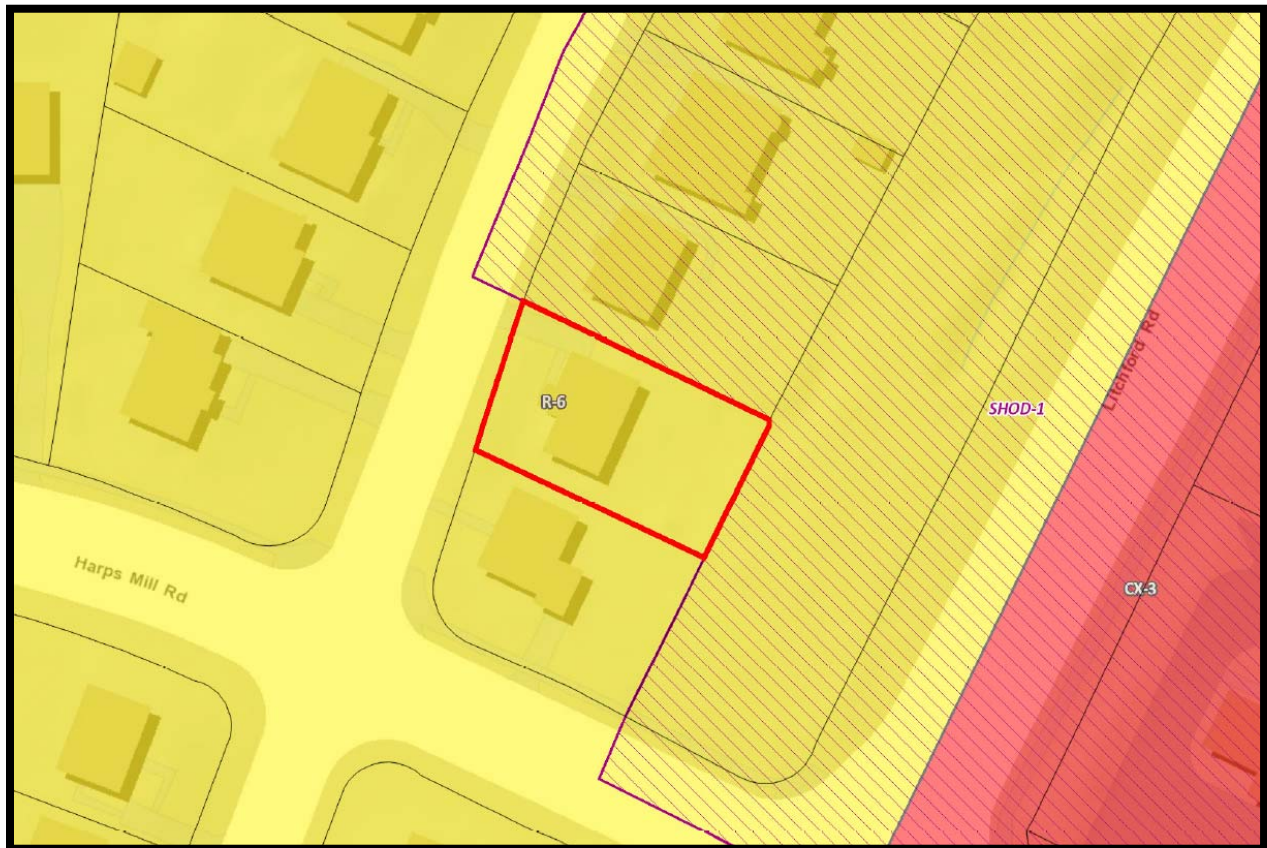
**PREVIOUS
VARIANCES:**

None

To BOA: 8-14-17

Staff Coordinator: Eric S. Hodge, AICP

Zoning District: Residential-6

**8304 Bellingham Circle - Zoning Map**

SHOWINGS: In accordance with UDO §10.2.9 Special Use Permit, before a Special Use Permit request is granted, the Board of Adjustment shall show that all of the following are met:

1. The proposed use complies with all applicable provisions of this UDO unless otherwise expressly modified in accordance with this UDO;

2. The proposed use is allowed as a special use in the respective zoning district (see Chapter 6. Use Regulations);
3. The proposed use complies with any specific use standard listed in Chapter 6. Use Regulations without the granting of any variance to the specific use standard;
4. The proposed use is compatible with adjacent uses in terms of location, scale, site design, hours of operation and operating characteristics;
5. Any adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset or the special use is denied;
6. Access with respect to pedestrian, bicycle and automotive safety, traffic flow and emergency service is adequate;
7. Signage is suitable and appropriate; and
8. Any appropriate dedications of streets and utilities to the public will be made prior to the issuance of a building permit.

Sec. 6.7.3.E.. Live Work

Live-Work An occupation that provides a service or product that is conducted wholly within a residential dwelling that allows employees, customers, clients or patrons to visit.

1. In a Residential District, a special use permit issued in accordance with Sec. 10.2.9. is required for a live-work unit.
2. A minimum of 1 individual must occupy the live-work unit as their primary place of residence.
3. The live-work unit may employ no more than 2 individuals not living on the premises at any one time.
4. Work space within the unit may be used as an office, studio, gallery, beauty/ hair salon, or for production involving the use of hand tools and small-scale, light equipment.
5. Resale of items such as, but not limited to, antiques, jewelry and clothing may be permitted in addition to handmade items produced in the live-work unit.
6. No specialty service such as, but not limited to, dance instruction, crafts, or music lessons shall be provided for a group larger than 5 persons.
7. No business storage or warehousing of material, supplies or equipment is permitted outdoors. Storage is permitted in the live-work unit or a fully-enclosed accessory structure only.
8. Except for permitted signage, there must be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the work inside.
9. Signage is limited to 1 unlit wall or projecting sign no larger than 3 square feet in area, attached to the structure housing the live-work unit.
10. No equipment, vehicle or process may be used that creates excessive noise, vibration, glare, fumes, odors, or electrical interference.

11. Only 1 vehicle used in connection with the live-work use shall be parked or stored on the premises; provided, however, the vehicle must not be a bus, truck, van, trailer or other vehicle over 6,000 lbs, as listed on the vehicle registration form, and no advertising or reference to the use may be displayed on the vehicle in any manner.
12. No more than 5 customers are permitted on the premises at any one time.
13. The requirements for shipping and receiving of materials in connection with the business does not create excessive noise or traffic.
14. One additional on-site parking space is required per live-work unit.

Special Use Permit Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Nature of request (Submit addendum on separate sheet, if more space is needed.) I am requesting to obtain a permit to use my home-office space in my residential home for business purposes. I am a licensed clinical social worker in the state of North Carolina and plan to provide short-term, non-crisis psychotherapy sessions to women seeking support and guidance. I will only work with individuals, not couples or families, so only one client and one vehicle will be on my property at a time. I will only see clients during normal business hours and will not provide 24 hours crisis support.	OFFICE USE ONLY Transaction Number A-98-17
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous special use permit request, provide the case number. N/A	

GENERAL INFORMATION		
Property Address 8304 Bellingham Circle, Raleigh, NC. 27615		Date 7/10/17
Property PIN 1717798948	Current Zoning Residential	
Nearest Intersection Harps Mill Rd	Property size (in acres) 0.142	
Property Owner Veronica Kemeny-Weinstock	Phone 203-570-2649	Fax N/A
Owner's Mailing Address 8304 Bellingham Circle, Raleigh, NC. 27615		
Email veronicakw1@gmail.com		
Project Contact Person Same as above	Phone same as above	Fax N/A
Contact's Mailing Address Same as above		
Email Same as above		
Property Owner Signature <i>V.D. Kemeny-Weinstock</i>		
Notary Sworn and subscribed before me this <u>11</u> day of <u>July</u> , 20 <u>17</u>	Notary Signature and Seal <i>Katya R. McKerr</i> 	

It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A Special Use Permit Application will not be considered complete until all required submittal components listed on the Special Use Permit Checklist have been received and approved.

Veronica Kemeny, LCSW
8304 Bellingham Circle, Raleigh, NC. 27615

Live-Work An occupation that provides a service or product that is conducted wholly within a residential dwelling that allows employees, customers, clients or patrons to visit.

1. In a Residential District, a special use permit issued in accordance with Sec. 10.2.9. is required for a live-work unit.

I am interested in complying with this requirement which is why I have submitted an application to meet with the Board in August 2017.

2. A minimum of 1 individual must occupy the live-work unit as their primary place of residence.

I reside in my home full-time with my 2 year old daughter.

3. The live-work unit may employ no more than 2 individuals not living on the premises at any one time.

I will be the only employee of the business at this time and if, in the future, I were to employ more staff, I would follow the mandate of it being a maximum of 2 people who do not reside on the premises.

4. Work space within the unit may be used as an office, studio, gallery, beauty/hair salon, or for production involving the use of hand tools and small-scale, light equipment.

I plan to use the space in the home as an office in which psychotherapy will be provided.

5. Resale of items such as, but not limited to, antiques, jewelry and clothing may be permitted in addition to handmade items produced in the live-work unit.

There will be no resale of any items involved in my business.

6. No specialty service such as, but not limited to, dance instruction, crafts, or music lessons shall be provided for a group larger than 5 persons.

My services will be for individual clients seeking psychotherapy and ,if I do plan to do a group at a later time, it would be for under 5 people.

7. No business storage or warehousing of material, supplies or equipment is permitted outdoors. Storage is permitted in the live-work unit or a fully enclosed accessory structure only.

Any business materials will be stored within the house or in the enclosed shed in the yard of the property. It will not be visible to neighbors from the street.

8. Except for permitted signage, there must be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the work inside.

No changes will be made to the exterior of the home for this business.

9. Signage is limited to 1 unlit wall or projecting sign no larger than 3 square feet in area, attached to the structure housing the live-work unit.

I have no plans to display signage for the business given the intimate nature of the services provided but, if I do in the future, it will be restricted to one wall and be smaller than 3 sq ft.

10. No equipment, vehicle or process may be used that creates excessive noise, vibration, glare, fumes, odors, or electrical interference.

The business does not utilize any machinery that would create any noise or noise disturbance.

11. Only 1 vehicle used in connection with the live-work use shall be parked or stored on the premises; provided, however, the vehicle must not be a bus, truck, van, trailer or other vehicle over 6,000 lbs, as listed on the

vehicle registration form, and no advertising or reference to the use may be displayed on the vehicle in any manner.

I only have a single personal vehicle that is parked in my off-street driveway when I am home.

12. No more than 5 customers are permitted on the premises at any one time.

I plan to provide individual psychotherapy services so only one client will be on site at a time. If more clients were to come at the same time, I would ensure that it would be fewer than 5 people.

13. The requirements for shipping and receiving of materials in connection with the business does not create excessive noise or traffic.

Any packages or materials received for the business would not create excessive traffic or noise on the street.

14. One additional on-site parking space is required per live-work unit.

I am prepared to add a 3rd off-street parking spot as required by the City of Raleigh. Please refer to my proposed site plans for the 3rd parking spot.

1717798948
KEMENY-WEINSTOCK, VERONICA
DESIREE
8304 BELLINGHAM CIR
RALEIGH NC 27615-3856

1717796978
CHAU, DAT UONG, QUYEN
8301 BELLINGHAM CIR
RALEIGH NC 27615-3857

1717798913
CAMPBELL, IRENE FINLEY
6424 PLEASANT CREEK CT
RALEIGH NC 27613-3104

1718706096
COOPER, JONATHAN KAULENS, CAITLIN
8305 BELLINGHAM CIR
RALEIGH NC 27615-3857

1718707102
BYRD, DAVID K BYRD, CHARLOTTE Y
9100 DEERSHIRE CT
RALEIGH NC 27615-4099

1718707128
MATHIS, BRANDON E MATHIS, ELLEN M
8313 BELLINGHAM CIR
RALEIGH NC 27615-3857

1718708065
KAYLOR, JAMES THOMAS KAYLOR,
BEVERLY JEANNE
8308 BELLINGHAM CIR
RALEIGH NC 27615-3856

1718708190
POPE, CHRISTOPHER
8312 BELLINGHAM CIR
RALEIGH NC 27615-3856

1718800137
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